

Foxhall



Estate Agents

625 Foxhall Road
Ipswich IP3 8ND

Unit 4, Ropes Drive
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk



Playford Road

Rushmere St. Andrew, Ipswich, IP5 1DD

Guide price £245,000



Playford Road

Rushmere St. Andrew, Ipswich, IP5 1DD

Guide price £245,000



Front Garden

Off-road parking via a shingle driveway with a pathway leading to the entrance porch. There is also access further down at the end of terrace row which gives you access via a car down a passageway leading to the garage and further parking.

Entrance Porch

Entry via a door facing the front with a double glazed window facing the front and side, clad walls and a door into the lounge.

Lounge

13'7" x 10'11" (4.14m x 3.33m)

Entry via a UPVC double glazed obscure UPVC door facing the front, wall lights, double glazed window facing the front, radiator, feature open chimney breast with a tiled base and a door into the kitchen/dining room.

Kitchen / Dining Room

13'6" x 11'1" (4.11m x 3.38m)

Double glazed door facing the rear, access to the stairs, wall and base fitted units with cupboards and drawers, wine shelving, space for an oven, space for a fridge freezer, stainless steel single sink bowl and drainer unit with a mixer tap over, tiled splash-back, feature multi-fuel burner which is inset into the chimney breast on a tiled base which also feeds to a back boiler and the radiators for the heating, fully tiled flooring and a door into the utility room.

Utility Room

7'10" x 4'0" (2.39m x 1.22m)

Double glazed UPVC door to the side going out into the garden, wall units with cupboards, worksurface, plumbing for a washing machine, space for a tumble dryer, tiled splash-back, tiled flooring, access to the consumer unit and a door into the bathroom.

Bathroom

7'11" x 5'7" (2.41m x 1.70m)

Two double glazed obscure windows facing the rear, stainless steel heated towel rail, corner low-flush W.C., vanity hand wash basin with a mixer tap over, panel bath with hot and cold taps and a separate shower cubicle with glass swing opening doors, fully tiled walls and flooring and an extractor fan.

Landing

Access to the loft, doors to bedrooms one and two and a double glazed window facing the rear.

Bedroom One

13'7" x 11'1" (4.14m x 3.38m)

Double glazed window facing the front which gives you beautiful views of the fields in front of the property, feature fireplace and a radiator.

Bedroom Two

11'4" x 8'11" (3.45m x 2.72m)

Double glazed window facing the rear giving you beautiful views of the garden and the fields surrounding the property, double built-in wardrobe, over the stairs storage cupboard and a radiator.

Rear Garden

Fully enclosed north westerly facing rear garden with right of way terrace access, fully enclosed by panel fencing, access to a shed, completely un-overlooked with a beautiful view at the end of the garden with the terrace rows being surrounded by fields.

Further Parking

With a short walk from the property through the pedestrian shared passageway gives you access to further parking for six cars comfortably and access to a garage. Access to the parking and the garage is right of way access.

Garage

The garage has a manual up and over door with a door to the side accessing the parking area.

Agents Notes

Tenure - Freehold

Council Tax Band - B







Road Map



Hybrid Map



Terrain Map



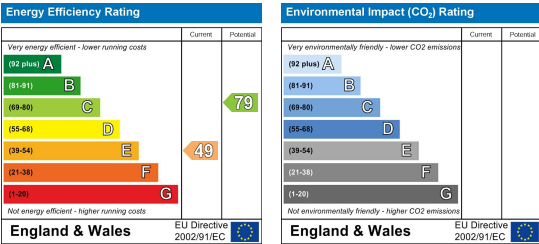
Floor Plan



Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.